



Department of Parks and Recreation
City of Frisco, Texas

Memorandum

To: Parks and Recreation Board Members

Cc: Henry J. Hill, Deputy City Manager
Rick Wieland, Director of Parks and Recreation

From: Dudley Raymond, Planning and Business Development Manager

Date: December 4, 2009

Subject: Staff Comments Regarding Planning and Zoning Issues for the
December 10, 2009 Parks and Recreation Board Meeting

The purpose of this memorandum is to provide some comments regarding residential platting that is to be discussed during the next meeting of the Board. Developers were required to submit all documentation in regard to the development process prior to our meeting on December 10, 2009.

Between the time of submittal and today's date, staff has reviewed all submittals and had a total of one (1) preliminary plat submitted which affects residential development. Staff's recommendations are done by reviewing the 2006 Parks, Recreation and Open Space Master Plan section of the Comprehensive Plan, the 2008 Hike and Bike Trail Master Plan, as well as taking into account a review of new development trends, not anticipated by either of the two documents referenced above.

**Knolls of Frisco
Phase 2A
Preliminary Plat
46 SF Units**

Located east of Teel Parkway and north of Eldorado Parkway, this proposal is for the development of 46 SF lots.

Master Plan Comments – In review of the 2006 Parks, Recreation and Open Space Master Plan and current development trends dictating the need for neighborhood

parks, the plan does not identify the need for an additional neighborhood park in this area.

Hike and Bike Trail Comments – The Hike and Bike Master Plan indicates the need for a trail in this section of development.

Parkland Dedication Ordinance Comments – After examination of the Master Plan and review of the Parkland Dedication Ordinance, the Parks and Recreation Board will make a recommendation as to whether or not the proposed development should be required to provide parkland and/or money in lieu of dedicated parkland that the developer would be assessed at the time of final plat. Based on the current fee of \$1,561.00 per dwelling unit, the assessment would be a total amount of \$71,806.00, should money-in-lieu be required.

Staff Recommendation – Based on the information above, Staff would recommend that the preliminary plat be approved by the Board contingent on the following comments:

- Developer to dedicate lots 1-5 on Hollister Drive for Park.
- Developer to construct all adjacent streets and infrastructure at their own expense.
- City to waive park fees for Phase 2A and future 2B of the Knolls of Frisco.